



## Farro Drive, York, YO30 6QR

- BEAUTIFULLY PRESENTED
- ENSUITE
- INTEGRAL GARAGE
- GENEROUS GARDEN
- UTILITY ROOM
- SOUGHT AFTER DEVELOPMENT

**£525,000**



# Farro Drive, York, YO30 6QR - £525,000

## DESCRIPTION

A beautifully presented, four bedroom detached house on a popular modern development less than two miles from York's historic city centre.

Upon entering the property you have an entrance hall with stairs to the first floor. The living room is located to the front of the property and is filled with light through a large window.

To the rear you have the kitchen diner, with a range of base and wall units, integrated appliances including double ovens, fridge freezer, hob, extractor and dishwasher. there is also space for a dining table and chairs and patio doors lead out to the rear garden.

The ground floor is completed by a utility room with further storage, sink, space and plumbing for washing machine and tumble drier and access to the ground floor W.C with sink.

To the first floor you have four bedrooms, the main with ensuite shower room and built in wardrobes. The family bathroom completes the internal accommodation and features a sink, W.C and bath.

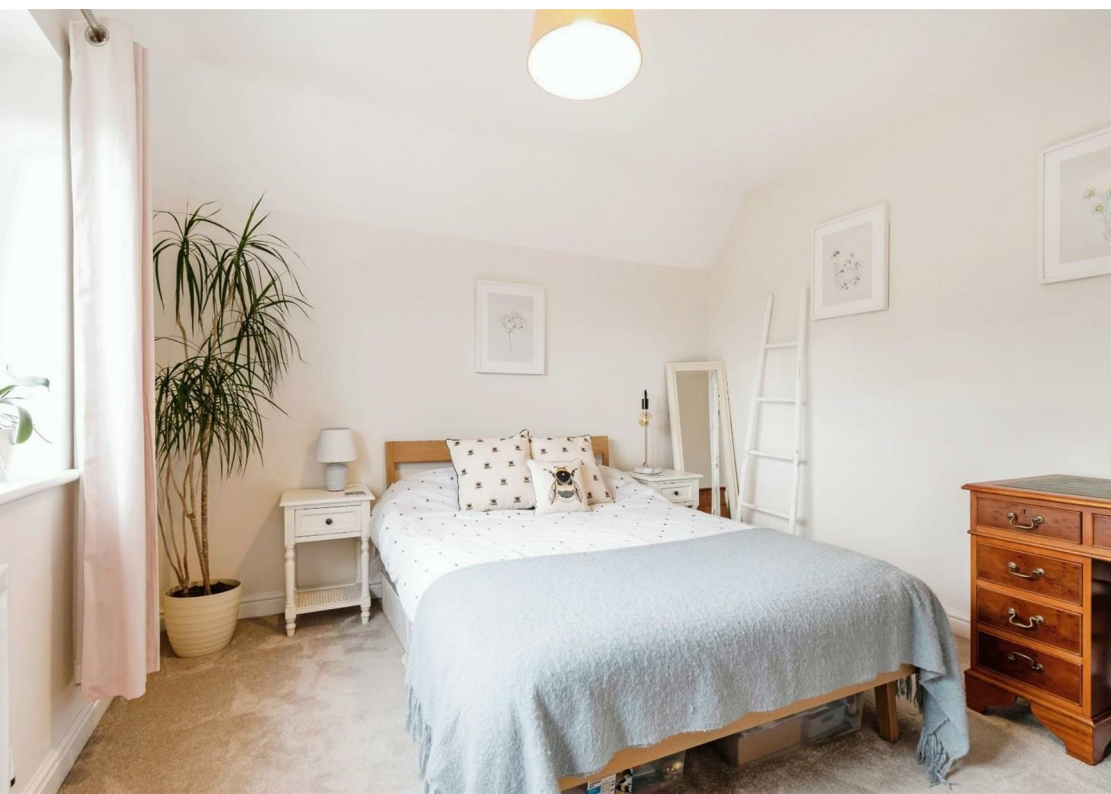
Externally the property has a lawned front garden with driveway leading to the integral garage.

To the rear is a private, enclosed garden, generous in size for the type of property and mainly laid to lawn with a patio seating area and well stocked borders.

Farro Drive is located on a popular development built by Redrow Homes. It is well placed for access to the city centre as well as Clifton Moor retail park and the ring road for those looking to go further afield.

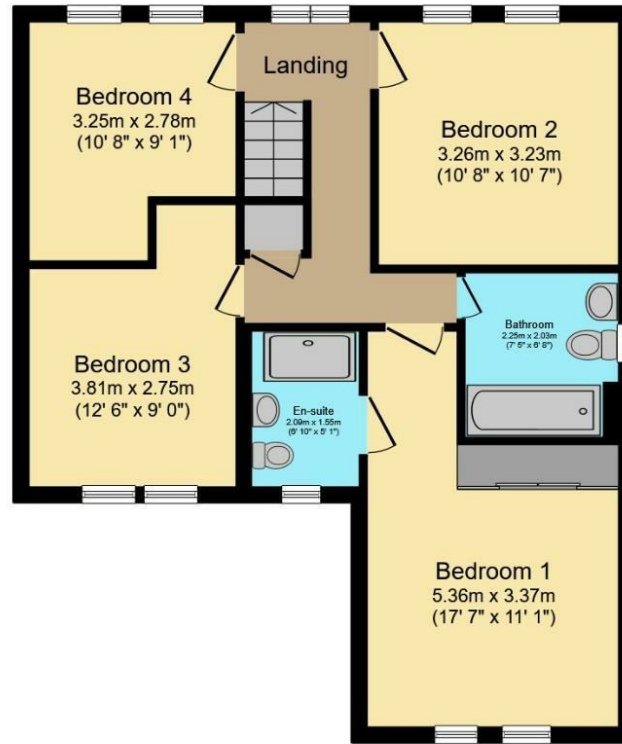
Viewing of this property is highly recommended to truly appreciate all it has to offer.







**Ground Floor**



**First Floor**

Total floor area 122.0 m<sup>2</sup> (1,313 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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**Viewings**

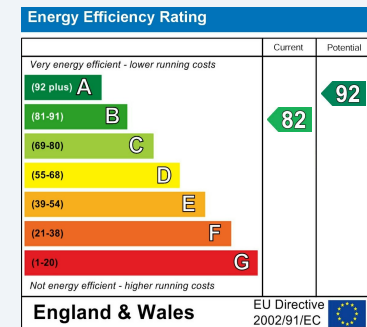
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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